



City of Elk Grove NOTICE OF DETERMINATION

To: Office of Planning and Research
P.O. Box 3044, 1400 Tenth Street, Room 22
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder
Sacramento County
PO Box 839, 600 8th Street
Sacramento, CA 95812-0839

From: City of Elk Grove
Development Services-Planning
8401 Laguna Palms Way
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

SUBJECT: Filing of Notice of Determination in compliance with Section 15075 of the CEQA Guidelines.

STATE CLEARINGHOUSE NUMBER:	SCH# 2022100130
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PROJECT TITLE: Stathos Self Storage Project (PLNG21-053)

PROJECT APPLICANT: Ryan Smith
10603 Industrial Avenue #100
Roseville, CA 95678
(916) 633-6500

PROJECT LOCATION: Elk Grove California, Sacramento County

ASSESSOR'S PARCEL NUMBER(S) 116-0061-042 and 116-0061-010

PROJECT DESCRIPTION: The proposed Stathos Self Storage Project (the "Project") consists of a General Plan Amendment from Low Density Residential (LDR) to Employment Center (EC); a corresponding Rezone from RD-5 to Industrial-Office Park (MP); and a Conditional Use Permit (CUP) and Major Design Review with Deviation for a new personal storage facility with outdoor vehicular storage and associated site improvements, including parking, lighting, and landscaping. The Project also includes a Tree Removal Permit for the removal of 65 trees of local importance.

This is to advise that on November 8, 2023, the City of Elk Grove City Council adopted an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA) and approved the above described Project. As part of the adoption of the Stathos Self Storage Initial Study/Mitigated Negative Declaration, the City has made the following determinations regarding the above described Project.

- The Project will not have a significant effect on the environment.
- An Initial Study/Mitigated Negative Declaration was prepared for this Project pursuant to the provisions of CEQA.
- Mitigation measures were made a condition of approval of the Project.
- A Mitigation Monitoring and Reporting Program was adopted for this Project.
- Findings were made pursuant to the provisions of CEQA.

The California Environmental Quality Act (CEQA) requires analysis of agency approvals of discretionary "projects." A "project," under CEQA, is defined as "the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The proposed project is a project under CEQA.

The City prepared an IS/MND for the Stathos Self Storage Project and mitigation measures have been developed that will reduce potential environmental impacts to less than significant levels. Preparation of a Mitigation Monitoring and Reporting Program (MMRP) is required in accordance with the City of Elk Grove regulations and state law, which is designed to ensure compliance during project implementation.

The City distributed the Notice of Intent to Adopt the MND on October 2, 2022. It was posted at the Sacramento County Clerk's office, distributed through State Clearinghouse and at the City offices, pursuant to Section 15072 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines). A 30-day review and comment period was opened on October 7, 2022, and closed on November 7, 2022. The MND was made available to the public during this review period. The City received four written comment letters within the 30-day public review period. The comments do not alter the conclusions of the IS/MND as described in the staff report for the Project.

The IS/MND determined that the proposed Project would not result in any environmental impacts that could not be mitigated to a less than significant level. Mitigation measures addressing air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, tribal cultural resources, and mandatory findings of significance were incorporated to ensure that the Project would have a less than significant impact on the environment. A Mitigation Monitoring and Reporting Program (MMRP) has been prepared which contains mitigation measures aimed at avoiding and minimizing environmental impacts to the extent feasible. On the basis of the MND, environmental analysis, and the whole record, there is no substantial evidence that the Project will have a significant adverse impact on the environment above those addressed within the adopted MND.

This is to certify that the above referenced document is available to the General Public at: City of Elk Grove, 8401 Laguna Palms Way, Elk Grove, CA 95758

CITY OF ELK GROVE
Development Services - Planning

By: *Sarah Kerdigessner*

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Planner
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Date: 11/09/23

Figure 1 – Vicinity Map

